

City of Rowlett
Economic Development Advisory Board

Tuesday, November 15, 2022
8:30 A.M.

Meeting Minutes

1. CALL TO ORDER.

Chairman Mick Donnelly, called the Rowlett Economic Development Advisory Board meeting to order at 8:31 A.M. on November 15, 2022. In attendance: Chairman Mick Donnelly, Blake Margolis, Brian Funderburk, Larry Glick, Sheila Hair, Chris Kizziar, Mark Hall, Michael Gallops, Eva Hummel and Paula Allen. Staff: Libbey Tucker, Charles Mazarakes and Claudia Frausto. Absent was Michael Weaver. Councilmember Brian Galuardi attended as a guest.

2. CONSIDER APPROVING THE MINUTES FROM THE OCTOBER 18, 2022 MEETING.

A motion was made by Mark Hall and seconded by Chris Kizziar to approve the October 18, 2022 minutes. The motion carried unanimously.

3. PUBLIC INPUT ON ANY AGENDA ITEM.

None.

4. BOARD MEMBERS SHARE TOPICS AND IDEAS RELATED TO ECONOMIC DEVELOPMENT.

None.

5. City Knowledge and Learning Items

a. Economic Development Department Update: Charles Mazarakes, Assistant Director, provided the business retention update and new business information. There were 2 new businesses – AutoZone and Feng Cha. BRE visits were with Green’s Automotive, Lastech Automation, Endo Dispensary & Wellness (Right On Brands), and Ephesus Bistro & Grill. Endo Dispensary & Wellness (Right On Brands) is looking for an additional storage location to house their apparel and drink products as their business is doing really well. They are very interested in opening a second location. 28 jobs were created, 16 Certificates of Occupancy issued, followed by three remodel permits totaling \$549,000 with no new commercial building permits pulled. Website page views up with 3,045 with 169 downloads for the month of October.

Libbey Tucker, Director, gave update on September sales taxes which are the latest that showed 7% above forecasted amount by \$53,619, which is 6% more than the same month last year in 2021 by \$47,850. Added a brief update on the filling the Downtown Manager position

noting the department has reopened the position and have received many new applications. Staff worked with the company Flyerview on updating promotional maps, the community profile and North Shore marketing information in a one-page format for focused attention areas vs the pitch-book format. Staff is meeting with EDOiQ soon to have a first look at the updated website.

Libbey noted that Claudia Frausto, Administrative Assistant, successfully completed the Basic Economic Development Course in early November. The North TX Commercial Realtors Expo was successful and we appreciated Chris Kizziar and Michael Gallops from the board helping us in the booth. There was a lot of interest in the Jackson Shaw project and North Shore in general. Charles updated the team on a prospect he's working with on the site east of O'Reilly Automotive. It's one of the last larger commercial pieces remaining on Lakeview/66, but has many challenges due to the infrastructure necessary.

Our social media marketing with Wavteq highlighted several existing and new businesses and downtown events. We also highlighted the EDAB tour of H & S Manufacturing Co. Downtown events have been well attended. The quarterly "big picture" report on commercial real estate showed Office at 12.1% vacancy, Industrial at .7% vacancy, Retail at 3.3% vacancy and Multi-Family at 12.8% vacancy. Multifamily has seen a slight increase in the number of units vacant; more are under construction.

b. Rowlett Chamber/Chamber Foundation Update:

Mark Hall, Chairman of the Chamber of Commerce, gave the Chamber update. The Chamber attended County Line Bash which included Rowlett, Rockwall and Royce City chambers together to promote Chamber connections and networking. Friday Night Live hosted by the Chamber to welcome the new Chief Michael Denning, which many Chamber businesses members attended. Mark spoke of the success of the Small Business Courses which consisted of eight classes total with the most recent one on Human Resources. The classes cater to small business owners and aspiring entrepreneurs being taught by Chamber members. Classes have covered topics like marketing, financing a business, budgeting, paying taxes, etc. Rowopoly is being held and played most of the month of November where participants win prizes for shopping at Rowlett businesses.

Sheila Hair gave the update for the Chamber Foundation. The Chamber Foundation approved a sign grant for Brothers That Just Do Gutters. Also setting up a presentation for the approved sign grant for Drizl Coffee that just opened on 8600 Lakeview Pkwy.

c. GISD Update:

Larry Glick, GISD Board member, gave the update on school district. Larry informed that the Bond Committee has meet up for their third meeting to tour the status of the school buildings and

facilities. The Bond will help with schools that are aging and bring new technology for the benefit of the students, while keeping in mind inflation and the cost of building supplies. The District has a goal to be an A District.

d. Knowledge Topic:

North Shore TIRZ #4 – Kirk McDaniel, Project Manager, Petty & Associates presented information on what a TIRZ is and how the North Shore TIRZ 4 will function.

6. PUBLIC ANNOUNCEMENT. MEMBERS OF THE BOARD AND/OR STAFF MAY MAKE ANNOUNCEMENTS OF LOCAL CIVIC EVENTS. NO MEMBER OF THE BOARD OR COMMISSION MAY DISCUSS NOR TAKE ANY ACTION WITH REGARD TO THE ANNOUNCEMENTS.

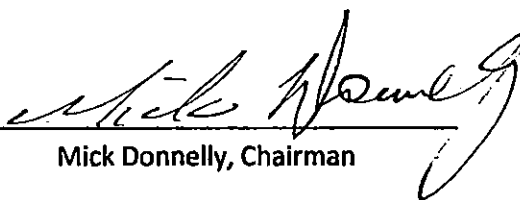
- Larry shared excitement for the recent Waterview Golf Club ranking #15 for Dallas Fort Worth – East Side
- Blake asked for participation attending the swearing-in of Chief Michael Denning at City Council later in the day.
- Brian Funderburk, City Manager, shared his intent to retire in coming July.
- Libbey announced the December Board meeting will not take place due to the Holidays but would be a special holiday luncheon instead. Details to come.

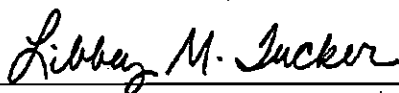
7. MEMBERS OF THE BOARD MAY REQUEST TOPICS FOR FUTURE AGENDA MEETINGS. NO MEMBER OF THE BOARD OR COMMISSION MAY DISCUSS ANY OF THE REQUESTED SUBJECTS UNTIL SUCH MATTER HAS BEEN PROPERLY PLACED ON A POSTED AGENDA:

Staff will work to arrange a tour of Sapphire Bay at a meeting in early 2023.

8. ADJOURNMENT.

The meeting was adjourned at approximately 9:53 A.M.


Mick Donnelly, Chairman


Libbey Tucker, Assigned City Staff

1/17/2023

Date Approved